

\$159,995 - 5009 48 Avenue, Athabasca

MLS® #A2172306

\$159,995

2 Bedroom, 1.00 Bathroom, 882 sqft
Residential on 0.14 Acres

Athabasca Town, Athabasca, Alberta

Tired of paying rent or have you been considering a RENTAL INVESTMENT? This opportunity may be the right one for you! The ROI on this house will be amazing. This home has 2 bedrooms, one bath, and main floor laundry. New counter tops and upper cabinets. New flooring in bathroom and one bedroom. Washer, dryer, hot water heater and furnace are all one year old. Its conveniently located on a corner lot in downtown Athabasca. The detached garage/workshop complete this affordable package.

Built in 1945

Essential Information

MLS® #	A2172306
Price	\$159,995
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	882
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address 5009 48 Avenue



Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S2A4

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	None
Lot Description	Gentle Sloping
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2024
Days on Market	365
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.